

VI. Redevelopment Opportunity Sites PETWORTH-METRO

C-3-A Zoning
Lot Occ. Max: 75%
Height Limit: 65'
FAR Maximum: 4.0



DETAIL PLAN A.1

3900 West - Option 1
Site area: 38,000sf (approx.)

- Redevelop 3900 block along Georgia Ave. with:
- 200 dwelling units
- Up to 7000sf ground-floor commercial space fronting Georgia Ave.
- 110 underground parking spaces



DETAIL PLAN A.2

3900 West - Option 2
Site area: 53,000sf (approx.)

- 50,000 SF grocery store
- 170 rooftop parking spaces



DETAIL PLAN A.3

3800 West - Option 3
3800 Site area: 50,000sf (approx.)

- 37,500sf grocery store
- 120 rooftop parking spaces



DETAIL PLAN B.

3800 West
3800 Site area: 59,000sf (approx.)

- 200 dwelling units
- 110 underground parking spaces
- 4000sf commercial space on Georgia Ave.



DETAIL PLAN C

3800 East
Site area: 24,500sf (approx.)

- Current NCRC development proposal
- 100 dwelling units
- 6500sf ground floor commercial space
- 80 Underground Parking

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DETAIL PLAN D

3700 West
Site area: 58,900sf (approx.)

- District government RFP award to Donatelli & Klein to develop site.
- 148 dwelling units
- 17,000 SF ground-floor retail
- 147 Underground parking spaces



DETAIL PLAN E.2

3600 West - Existing Proposal
Site area: 10,400sf (approx.)

- 3,400sf one and a half-story retail to occupy the north corner with surface parking.



DETAIL PLAN E.1

3600 West - Option 1
Site area: 13,000sf (approx.)

- 68 dwelling units.
- 10,000 sf ground floor commercial space along Georgia Ave.
- This option requires acquisition of 3 lots at the southwest portion of the site
- Minimum of 80 parking spaces underground.